WARRANTY DEED

Know All Men by These Presents: That Margaret L. Burgmaier and Ernest F. Burgmaier, wife and husband, and Mary J. McGiverir and Arthur A. McGiverin, wife and husband,

, in consideration of the sum of Fifty-three Thousand Two Hundred Fifty Dollars & no/100 ($53,250.00) in hand paid do hereby Convey unto Virginia L. Jones

Grantees' Address: 119 E. Buchanan, Winterset, Iowa 50273

the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Six (6) in Block Two (2) of Adkinson's Addition to the City of Winterset, Madison County, Iowa.

Compared

REAL ESTATE TRANSFER
TAX PAID 25
STAMP #
$ 58.50
Shirley H. Henry, Dep
RECORDER
5-31-85 Madison
DATE COUNTY

FILED NO. 2109
BOOK 52 PAGE 384
1985 MAY 31 PM 3:31
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 10.00
Transfer $5.00

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors Covenant to **Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 31st day of May, 19 85.

x Margaret L. Burgmaier
Margaret L. Burgmaier

x Ernest F. Burgmaier
Ernest F. Burgmaier

721 S. 8th Ave., Winterset, IA 50273

x Mary J. McGiverin
Mary J. McGiverin

x Arthur A. McGiverin
Arthur A. McGiverin

1731 N. Elm, Ottumwa, IA 52501

STATE OF IOWA,
MADISON COUNTY, ss:

On this 31st day of May, 19 85, before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret L. Burgmaier and Ernest F. Burgmaier, wife and husband, Mary J. McGiverin and Arthur A. McGiverin, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Mary Jane Benoit
Mary Jane Benoit, Notary Public in and for the State of Iowa

Please type or print names under signatures as per Sec. 335.2 Code of Iowa

STATE OF IOWA, Wapello COUNTY, ss:

On this 20 day of May, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary J. McGiverin and Arthur A. McGiverin, wife and husband,

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Rosemary Barnes

, Notary Public in and for the State of Iowa

Clerk District Court
Wapello County Iowa

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

_____

_____, Notary Public in and for the State of Iowa

2109

Warranty Deed

TO

Entered upon transfer books and for taxation this 31 day of May, 1985

Joan Ory Auditor

By Pamela McKee Deputy

Filed for record, indexed and delivered to County Auditor this 31 day of May, 1985 at 3:31 o'clock P M., and recorded in Book 52 of deeds on page 384 of Madison County Records

Recorder's ~~and Auditor's~~ Fee $16.00 PAID.

Mary E. Welty Recorder

By Shirley H. Henry Deputy

WHEN RECORDED RETURN TO

Virginia Jones

119-E Buchanan